

Article 5: Fire Protection and Prevention

Division 92: Appendices to the Fire Code

*("Appendices to the Fire Code"
added 1-8-1996 by O-18242 N.S.)*

§55.9201 Special Hazards Appendix II-A Suppression and Control of Hazardous Fire Areas

9201.1 Scope through 9201.16 Clearance of brush or vegetative growth from structures. Sections 9201.1 through 9201.16 of the C.F.C. (1998 Edition) have been adopted without change pursuant to section 55.0101(a).

9201.16.1 General through 9201.16.8 Maintenance of the Approved Brush Management Plan.

9201.16.1 General. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas designated in Table A by the Fire Chief in San Diego Municipal Code section 55.9201, subsection 9201.16.5, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

- (a) Maintain around and adjacent to the building or structure an effective firebreak clear of brush and vegetation for a distance therefrom equal to the applicable total Brush Management Zones Depth from Table B found in San Diego Municipal Code section 55.9201, subsection 9201.16.5, on each side thereof or the property line, whichever is closest. Brush management in all zones shall be performed and maintained in accordance with Appendix II-A of the U.F.C. (1994 Edition) and the standards adopted by the City Council as set forth in section six (6) of the document entitled "City of San Diego Landscape Technical Manual," a copy of which is on file in the office of the City Clerk as Document No. RR-274506, including supplements and amendments.
- (b) Remove that portion of any tree which extends within ten (10) feet of the outlet of any chimney.
- (c) Maintain any tree adjacent to or overhanging any building free of dead wood.
- (d) Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

9201.16.2 Vacant land. The Fire Chief may require any person owning, leasing, controlling or maintaining vacant property which abuts land upon which a building or structure is located that is covered under San Diego Municipal Code section 55.9201, subsection 9201.16, to clear brush and vegetation on their property and to keep it clear at all times for up to the balance of the distances specified in Table B of San Diego Municipal Code section 55.9201, subsection 9201.16.5 from the building or structure on the abutting lot when necessary for public safety. Brush clearing and maintenance shall be performed and maintained in accordance with Appendix II-A of the U.F.C. (1994 Edition) and the standards adopted by the City Council set forth in Section six (6) of the document entitled "City of San Diego Landscape Technical Manual," a copy of which is on file in the office of the City Clerk as Document No. RR-274506, including supplements and amendment.

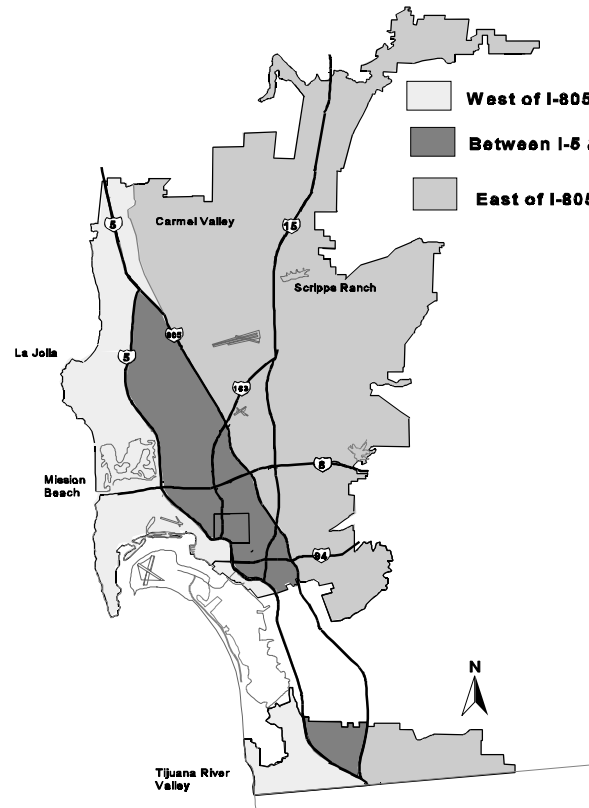
9201.16.3 Safeguards during construction. Any person proposing to build a building or structure on property they own, lease, control, or maintain in, upon or immediately adjoining any hazardous fire area designated by the Fire Chief in Table A of San Diego Municipal Code section 55.9201, subsection 9201.16.5 shall at all times:

- (a) Maintain around and adjacent to any building or structure an effective firebreak clear of brush and vegetation for a distance therefrom equal to the applicable total Brush Management Zones Depth, from Table B of San Diego Municipal Code section 55.9201, subsection 55.9201.16.5 on each side thereof. Brush Management in all zones shall be performed and maintained in accordance with Appendix II-A of the U.F.C. (1994 Edition) and the standards adopted by the City Council set forth in Section 6 of the document entitled "City of San Diego Landscape Technical Manual," a copy of which is on file in the office of the City Clerk as Document No. RR-274506, including supplements and amendments.
- (b) Remove that portion of any tree which extends within ten (10) feet of the outlet of any chimney.
- (c) Maintain any tree adjacent to or overhanging any building free of dead wood.
- (d) Maintain the roof of any structure free of leaves needles or other dead vegetative growth.

9201.16.4 Environmental Concerns. The requirements of San Diego Municipal Code section 55.9201, subsection 9201.16.1; section 55.9201, subsection 9201.16.2 and section 55.9201, subsection 9201.16.3 do not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, provided they do not form a means for rapidly transmitting fire from any surrounding native growth

to any building or structure, and that these requirements shall not be construed to require brush management on publicly owned open space and parkland.

Figure 1



9201.16.5 Use of Tables A and B.

Table A

| FIRE HAZARD SEVERITY CLASSIFICATION | | | |
|-------------------------------------|--------------------------------------|------|------|
| LOCATION OF STRUCTURE | FIRE DEPARTMENT PRIORITY DESIGNATION | | |
| | (A) | (B) | (C) |
| WEST OF I-5 | MOD. | LOW | LOW |
| BETWEEN I-5 & 805 | HIGH | MOD. | LOW |
| EAST OF 805 | HIGH | HIGH | MOD. |

Table A establishes a fire hazard severity classification rating based upon the priority designation of an area and a structure's geographic location in the City.

Table B

| BRUSH MANAGEMENT ZONES DEPT | | | | |
|-----------------------------|--|----------------------------|----------|----------|
| ZONE | DESCRIPTION | FIRE HAZARD SEVERITY CLASS | | |
| | | LOW | MOD. | HIGH |
| 1 | Ornamental landscape or Brush Clearance | 30' min. | 35' min. | 40' min. |
| 3 | Low Volume plantings or selective thinning | 20' avg. | 30' avg. | 40' avg. |
| 3 | Selective thinnings | 0' avg. | 20' avg. | 30' avg. |
| | Total | 50' | 85' | 110' |

Table B establishes the required depth for each brush management zone based upon the fire hazard severity class identified in Table A.

For new structures adjacent to slopes requiring brush management, the Zone 1 depth within Table B may be reduced by ten (10) feet when all of the following architectural features are provided:

- (a) The roof shall be of fire retardant construction. Wood shake or shingles, whether fire retardant or untreated, are not permitted; and
- (b) Roof overhangs shall have an exterior surface equivalent to that required for one hour fire resistive walls, and no eave vents shall be permitted for any portion of a structure located within the minimum set back distance in Table B; and
- (c) All eave vents shall be covered with wire screen not to exceed 1/4 inch mesh. On all lots which have received approval on a tentative map subsequent to November 15, 1989, where structures will be located above slopes requiring brush management, which have a gradient of 4:1 (25 %) or steeper and are fifty (50) feet in vertical height or higher, the following shall apply:
 - (1) Structures shall be set back for a distance equal to the minimum required depth established in Table B for Zone 1. The setback shall be measured from those portions of a slope with gradients of 4:1 (25%) or steeper, and
 - (2) Notwithstanding any provision to the contrary, on any legal building lot for which a tentative map has been approved prior to November 15, 1989, the applicable Zone 1 setback from Table B shall not be required as a condition of a subsequent permit when substantial conformance exists with previously approved discretionary permits.
- (d) For new structures adjacent to slopes requiring brush management, the depth of the applicable Zone 1 setback from Table B may be reduced in accordance with Section 55.9201.16.5. For new structures, the depth of the applicable Zone 3 shall be increased one-foot for every one-foot reduction of the building setback below the corresponding Zone 1 depth established within Table B.

9201.16.6 Corrective Action. In the event that any of the conditions regulated by San Diego Municipal Code section 55.9201, subsection 9201.16.1; section 55.9201, subsection 9201.16.2, or 55.9201, subsection 9201.16.3 exist, the Fire Chief may give

notice to the owner of the property upon which such condition exists to correct the prohibited condition. If the owner fails to correct such condition, the Fire Chief may cause the condition to be corrected and make the expense of the correction a lien upon the property upon which the condition exists, pursuant to the Municipal Code provisions governing the abatement of nuisance (San Diego Municipal Code sections 13.0301 through 13.0308).

9201.16.7 Publicly Owned Land. On all lots which have received approval on a tentative map subsequent to November 15, 1989, all new structures shall be sited such that no brush management will occur on publicly owned open space or parklands.

9201.16.8 Maintenance of the Approved Brush Management Plan. The approved brush management plan shall be maintained in accordance with guidelines set forth by the Fire Chief. If a Development Services Department permit is required, the approved brush management plan shall be maintained in accordance with guidelines set forth by the Development Services Director in addition to those set forth by the Fire Chief. If publicly owned space or parklands are involved, the Park and Recreation Director may establish additional requirements for maintenance.

9201.17 Clearance of Brush or Vegetative Growth Roadways through 9201.24 Liability for Damage. Sections 9201.17 through 9201.24 of the C.F.C. (1998 Edition) have been adopted without change pursuant to section 55.0101(a).
(Amended 7-19-1999 by O-18659 N.S.)